

# Town of Mashpee

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## Planning Board Minutes 08-20-2014

### Mashpee Planning Board

#### Minutes of Meeting

August 20, 2014 at 7:00 p.m.

Wauquoit Meeting Room, Mashpee Town Hall

Approved 9/17/14

**Planning Board Members Present:** Chairman George Petersen, Mary Waygan, Dennis Balzarini, Joe Cummings

**Also Present:** Tom Fudala-Town Planner, Charles Rowley-Consultant Engineer

**Absent:** David Kooharian

### CALL TO ORDER

The Town of Mashpee Planning Board meeting was opened with a quorum in the Wauquoit Meeting Room at Mashpee Town Hall by Chairman Petersen at 7:00 p.m. on Wednesday, August 20, 2014 and the Pledge of Allegiance was recited.

### APPROVAL OF MINUTES—August 6, 2014

Amendments were recommended by Mr. Fudala on page 2 changing 382 to “52 permitted rental units have been moved to the first sub-phase of development” and the capitalization of “Auto-turn analysis.” On page 4, Subsection S was changed to VII.F.22.s and “but” was changed to “and meet the guidelines.”

**MOTION:** Ms. Waygan made a motion to approve the minutes as amended. Mr. Balzarini seconded the motion. All voted unanimously.

### PUBLIC HEARING

**7:10 Hearing under the provisions of Massachusetts General Laws Chapter 85, Sections 3A and 3B, to consider a proposed change in the name of “East Way” to either “Cottage Lane”, “Cobblestone Lane” or “Cardinal Lane” (Continued from June 4, 2014) (Town has asked for continuance to September 17.)**

Chairman Petersen read for the record the request, noting that the Town had requested a continuance until September 17. A memo had been forwarded by 911 Coordinator, Clay Nicholson. Mr. Fudala added that an agreement had not yet been reached with the residents.

**MOTION:** Mr. Balzarini made a motion to continue the public hearing to September 17<sup>th</sup> at 7:30 p.m. Ms. Waygan seconded the motion. All voted unanimously.

### SPECIAL PERMITS

**Applicant:** Stuart Bornstein

**Location:** 104 Falmouth Road

**Request:** Schedule public hearing for Special Permit Modification under the provisions of Section 174-24.H. to add “Sale or rental of automobiles, boats and other motor vehicles and accessory storage” as listed under Section 174-25.F.(2) of the Zoning By-law to the uses permitted under the Special Permit previously approved for the property. ALSO request for waiver of Review and Inspection fees.

The Chair read the request. Mr. Fudala indicated that Stuart Bornstein was storing approximately 150 classic cars in his building and was seeking a public hearing to add a use to his permit. Mr. Fudala referenced the request for a fee waiver, noting that there would be no need for review or inspection by Mr. Rowley as the request was strictly to add a use. Mr. Balzarini inquired about fuel storage and whether Mr. Rowley would need to review the drainage system. Mr. Rowley responded that the Fire Department or Board of Health would likely provide a review in that case, but that it would be a good question to pose at the hearing.

**MOTION:** Mr. Balzarini made a motion to schedule a public hearing for September 17<sup>th</sup> at 7:45 p.m. Ms. Waygan seconded the motion. All voted unanimously.

### BOARD ITEMS

## **Old Business**

**Discussion of Greenways Proposal and Surrounding Commercial Property**-No update

**MMR Military Civilian Community Council-Update of MMR Joint Land Use**

**Study**-No update

**Design Review Committee**-Mr. Cummings reported that Cotuit Solar had been approved and would next be headed to the ZBA and the Conservation Commission and that the address had been changed to Trinity Place.

**Community Preservation Committee**-Ms. Waygan reported that no new applications had been received but that the Committee would be meeting on September 16<sup>th</sup>.

**Environmental Oversight Committee**-The Chair reported that the Town had not been awarded the Federal grant to increase shellfish seeding, but that they had been advised that, with some modifications, they may be eligible for the next round of funding.

**Historic District Commission**-No update

**Charter Review**-Ms. Waygan noted that the proposed changes to the Charter were reflected in the Warrant.

## **New Business**

**C. Rowley Expense Vouchers**-No invoices had been received. Mr. Rowley referenced a letter received from Mike McGrath requesting confirmation of the formula he has used to design leaching drainage systems. Mr. Rowley noted that it was not in compliance with current regulations. There was consensus that the Chair would draft a letter to Mr. McGrath from the Chair stating that each project would be reviewed on its own merits. The Chair will forward the letter to Mr. Rowley for his review.

**Revised proposed Subdivision Regs Amendment**-Mr. Fudala referenced amendments to Plate #2 and Section VII.F.22.s, noting that the last public hearing was related to changes regarding the flood zones in 2011. Mr. Fudala added that Town Meeting did not adopt the maps, requiring an amendment to the Subdivision Regulations to further define and replace "flood zone" with "flood plain district," as well as make corrections to the lettering.

**Schedule Hearing Time for October 1 Hearing on 3 Zoning Articles for October Town Meeting**-Mr. Fudala noted that Board members were in receipt of the draft of the Warrant, adding that he was invited to appear at Monday's BOS meeting, as well as tomorrow night's Finance Committee.

**MOTION: Ms. Waygan made a motion to schedule a public hearing on October 1 at 7:10 p.m. Mr. Balzarini seconded the motion. All voted unanimously.**

## **CORRESPONDENCE**

-Hearing Notice, Cape Cod Commission/MEPA Joint Review-Mr. Fudala reported that the public hearing would take place at the Sewer Commission meeting on August 26 at 7:00 p.m. The draft final plan is available at [www.mashpeewaters.com](http://www.mashpeewaters.com).

- Waterways License Application – ASD Realty Trust, 204 Captains Row, proposed pier, ramp and float in Mashpee River

- Waterways License Application – Jeffrey & Whitney Brown, 89 Whippoorwill Circle, construction of pier extension, reconfigured float and mooring piles in Great River

## **ADJOURNMENT**

**MOTION: Mr. Balzarini made a motion to adjourn. Ms. Waygan seconded the motion. All voted unanimously. The meeting adjourned at 7:29 p.m.**

Respectfully submitted,

Jennifer M. Clifford  
Board Secretary

## **LIST OF DOCUMENTS**

-Public Hearing Notice, Amendments to Rules and Regulations Governing the Subdivision of Land

- Public Hearing Notice for Zoning Article Amendments
- Annual Town Meeting Warrant
- Senior Playground Article
- Sprawl Article